

# FOR SALE

## BEAUTIFUL FARMSTEAD CLOSE TO TOWN



**95.55 +/- ACRES**  
**PRICE: \$1,032,000**

### PROPERTY FEATURES:

- Wooded & open acreage with pond
- Ranch style home and outbuildings
- On the edge of city limits, 8 ac within
- City water on site
- City sewer available
- Ideal for farmstead, hunting, recreation or future development
- Warrenton R-III School District
- Taxes \$831 in 2019

**368 WILLOW RD, WARRENTON, MO 63383**

**Directions:** Take Hwy 70 West to the Warrenton exit, #193. Turn right onto Hwy 47. Continue 1.7 miles to Willow Road on the right. Turn right and continue 8/10 mile to property entrance on right. Watch for the Westbound Real Estate sign.



For more information contact: **Phil Reid at 314-486-8642**